

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
MEETING OF JANUARY 24, 2007
(Approved February 28, 2007)

The Pottstown Metropolitan Regional Planning Committee held their monthly meeting on January 24, 2007. Attending the meeting were Connie Megay and Tim Roland, East Coventry Township; Kurt Zebrowski, New Hanover Township; John Gambino, West Pottsgrove Township; Tom Troutman, Lower Pottsgrove Township; Andy Paravis, North Coventry Township; Megan DeLena and Elwood Taylor, Upper Pottsgrove, Cindy Pratt, Douglass Township; and Raymond Bechtel, Dan Weand and Dan Schadler, Pottstown Borough.

Tolson DeSa – Montgomery County Planning Commission
John Cover – Montgomery County Planning Commission

Bonnie L. Frisco – Recording Secretary

1. Welcome and Meeting Called to order.

Mr. Paravis called the meeting to order at 7:05 p.m.

2. Roll Call

Mr. Paravis did a roll call.

3. Committee Reorganization

Mr. Troutman nominated Mr. Paravis to the position of Chairman and all agreed.

Mr. Paravis nominated Ms. DeLena to the position of Vice Chair and all agreed.

Mr. Paravis nominated Mr. Jenschke to the position of Treasurer and all agreed.

4. Review of the Nov-Dec Minutes

Review of the Nov-Dec minutes was tabled due to copier problems.

5. Treasurer's Update

Mr. Paravis handed out the Clear Channel case findings of facts that were prepared by Daniel Sager. Mr. Weand moved to pay Dan Sager the \$745 bill for such services. Mr. Troutman seconded the motion. The motion carried unanimously.

6. Multi-Regional Planning Commission Chairmen and Vice-Chairmen Meeting

There was no meeting last month; therefore, no update was available.

7. Lamar Off-Premises Billboard Advertising

Mr. Cover noted that the Lamar off-premises billboard advertising challenge is continued to March 13, 2007.

8. Old Business

West Pottsgrove - Upland Square

Mr. DeSa provided an update on a meeting that was held January 19, 2007 that involved West Pottsgrove Township, Sapphire Development, McMahon Associates, TPD, legal counsel, and

Bursich Associates to discuss the Upland Square project. Mr. DeSa presented a drawing that included more green and seating areas and a 65,000 reduction in square footage. Mr. DeSa noted that McMahon Associates has been retained by West Pottsgrove for traffic issues and a meeting with TPD will occur. The next meeting is scheduled for January 31, 2007. There was a lengthy discussion regarding traffic and various possibilities were discussed. There were concerns of another light may be too close to State Street. It was suggested that the dump drive be opened to Sell Road for emergency access. Mr. Paravis noted that commercial development must be monitored very carefully. Mr. Cover will pass on the Regional Committee's concerns (including but not limited to tree replacement issues, wetland and stormwater concerns, and traffic issues) Mr. Paravis noted the Regional Committee could provide further comment after a redesign is finished.

Regional Recreation Discussion

Mr. Paravis noted that a Regional Parks & Recreation Discussion was held on January 18, 2007 and he distributed minutes of such meeting.

9. New Business

New Hanover – Erden Heim Manor

There was a discussion regarding the proposed 12-lot residential subdivision/land development at the corner of Deep Creek Road and Kulp Road in New Hanover Township. Mr. Zebrowski noted that the New Hanover Planning Commission has not seen this plan yet. The Committee discussed the plan and provided comment. These comments included suggested clustering, tree replacement protection, buffering, conservation design, to increase open space, provide emergency access, remove the stub road that leads to nowhere, and investigate creative treatment center. Mr. DeSa noted that if 2-acre lots were utilized more conservation space could be provided. Mr. Weand suggested the plan be redrawn with a clustering, conservation design re-figuration.

North Coventry – Zoning Map and Text Amendments

It was noted that the zoning map and text amendments presented are necessary amendments for regional compliance. Ms. DeLena moved to accept the zoning map and text amendments as presented by North Coventry Township. Mr. Weand seconded the motion. The motion carried unanimously.

10. Municipal Updates

Mr. Dan Weand noted that Pottstown has revisited the Walmart plan.

Mr. Taylor noted that a variety of projects are underway and Farmington Avenue is still under construction.

Mr. Paravis noted that Coventry Mall is proposing a 20,000 sq. ft. addition proposing lifestyle center and the entrance may be repositioned. Mr. Paravis also noted that a 235-room motel is requesting a conditional use.

Ms. Pratt stated a couple of developments are in the process in Douglass Township.

Mr. Roland noted that the Painter Tract plan by Bentley is in at East Coventry Township for review and the plan is proposing 126 townhouses/single family dwellings on East Cedarville/Ellis Woods Roads. Mr. Roland also noted that East Coventry is finalizing review of their Zoning Ordinance and a draft would be available in the spring for review.

Mr. Troutman of Lower Pottsgrove noted that Sunnybrook was sold to a preservation society.

Mr. Zebrowski of New Hanover noted that talks with THP are continuing. He also noted that Heritage Building Group is back with a plan for an age-restricted community. The plans are better and 900 units are proposed at Routes 73 and 663 behind Hickory Park.

Mr. Gambino noted that development (12 houses) at 1041 Grosstown Road is contingent upon new water mains and pumping station upgrades.

11. Public Comments

There was no public comment.

12. Public Comment

There was no public comment.

13. Adjournment

Mr. Weand moved to adjourn at 8:55 p.m. Mr. Troutman seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary